

Fountain Park Homeowners Association

Board of Directors Meeting

September 9, 2015

Board Members Present

Jeff Brown, President	Present
Mina Reeder, Vice President	Present
Donna Groman, Secretary	Absent
Gene Bowman, Treasurer	Present
Jeff Ursiny, Director at Large	Present

Homeowner Attendees:

See attached sign in sheet.

Property Management:

Suzanne Giedraitis - HOA Management Solutions

I. Call to Order:

Jeff Brown called the meeting to order at 6:30 PM.

II. Homeowner Forum

Two homeowners addressed the Board. Topics included concerns regarding the current landscape vendor and the absence of a board member from meetings. An irrigation leak in the park and lights out at the fountain were reported.

III. Approval of Minutes

Action: A motion was made, seconded and unanimously passed to approve the minutes from August 2015 meeting. (Ursiny/Brown)

IV. Treasurer's Report and Approval of Financials

A verbal report on the August 2015 financials was given by Gene Bowman. A draft 2016 budget was distributed to the Board Members for review and input. Budget change requests should be submitted to the Treasurer within the next two weeks.

Action: A motion was made, seconded and unanimously passed to approve the financials from August 2015. (Ursiny/Brown)

V. Manager's Report:

A written report was submitted. A brief verbal summary presented.

VI. Committee Reports:

- **Architectural Committee**

No new requests were received.

- **Compliance Committee**

Mina Reeder stated that during October the committee will review the status of homes that were previously deemed in need of painting. Upon completion of this review, the following months will be used to review other target issues. The Splash will provide notice to the membership about the issues the committee will target. Lighting, windows and work done without approval from the Board were discussed as potential review targets.

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- **Hospitality Committee**

The committee continues to reach out to new homeowners. Management asked to notify the committee when it becomes aware of a home sale in the community.

- **Landscape Committee**

Gene Bowman reported the committee is in agreement with the Board that a new landscape maintenance vendor should be chosen. Two additional vendor bids were obtained and distributed for review by Management. A special meeting will be scheduled for the purpose of making a decision on this issue. The meeting date, location and time will be posted so members may attend.

- **Splash Committee**

The July 2015 issue of the Splash was published and disseminated. Input for the September 2015 edition should be to be submitted by September 13, 2015.

- **Fountain Park Website**

No report given. Jeff Ursiny will look into repairing the website links to the governing documents.

- **Pool Committee**

Three parties were held at the pool without incident. The committee requests homeowners give a minimum of one week notice when reserving the pool area. The committee also requested a key to the storage room.

- **Security Committee**

No report given.

- **Website Committee**

No report given.

VII. Unfinished Business:

- **Pool Access Codes**

No action

- **Landscape Contract**

No action

- **Audible Pool Gate Alarm**

No action. F&N Enterprises has not yet submitted a bid.

- **Tennis Court Gate Lock**

Note: F& N has not been out to fix this lock. Management asked to seek bids for a new security vendor.

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- **Zimco Bid For Lighting at the Pool**
Note: Management to obtain two additional bids.

VIII. New Business

- **Budget Preparation**
All committees should examine their needs and make 2016 funding request to the Board within the next two weeks.
- **Tennis Courts**
No action. Surveys will continue to be collected from the membership. The formation of a committee for the purpose identifying alternatives to refurbishing the tennis courts was discussed.

IX. **Next Meeting:** October 14, 2015

X. **Adjournment:** The meeting was adjourned at 8:22 PM.

**Respectfully Submitted,
Suzanne Giedraitis, Community Manager
HOA Management Solutions
9/09/15 Version I**